



## **Dawson Building, 52 Prospect Row, Stratford, E15 1GU**

**£585,000**

FOR SALE

A 2 double bedroom 2 bathroom flat within one of Stratford's sought after developments 'New Stratford Works' E15.

Very bright and spacious throughout, situated on the 3rd floor with upgraded solid wood flooring to all rooms, open plan reception room with luxury fitted kitchen, floor to ceiling windows and door leading out to a good size terrace, 2 double bedrooms and 2 luxury bathroom suites.

New Stratford Works is located near to Westfield shopping center, Stratford International station and Stratford tube station.

GROUND RENT £325 / SERVICE CHARGE £2,398 PA / LEASE 993 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 772 SQ FT
- SOLID WOOD FLOORS TO ALL ROOMS
- CHAIN FREE
- WALK TO OLYMPIC PARK
- 2 DOUBLE BEDROOMS
- LARGE TERRACE
- WALK TO WESTFIELD SHOPPING CENTER
- 2 LUXURY BATHROOM SUITES
- FOR SALE
- WALK TO STATIONS

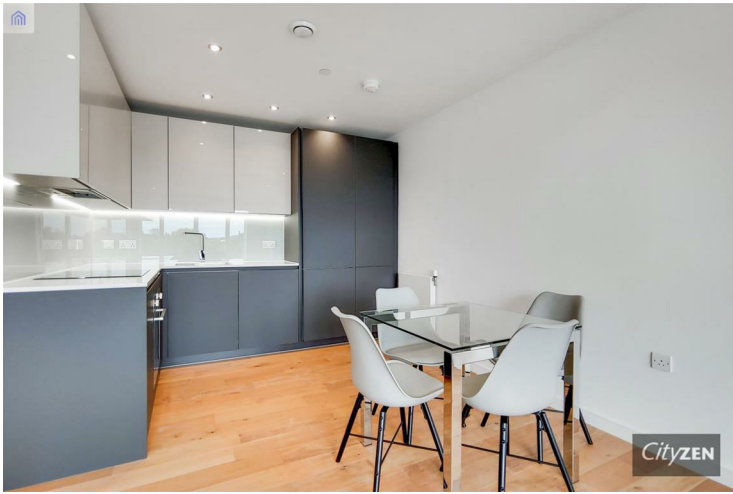
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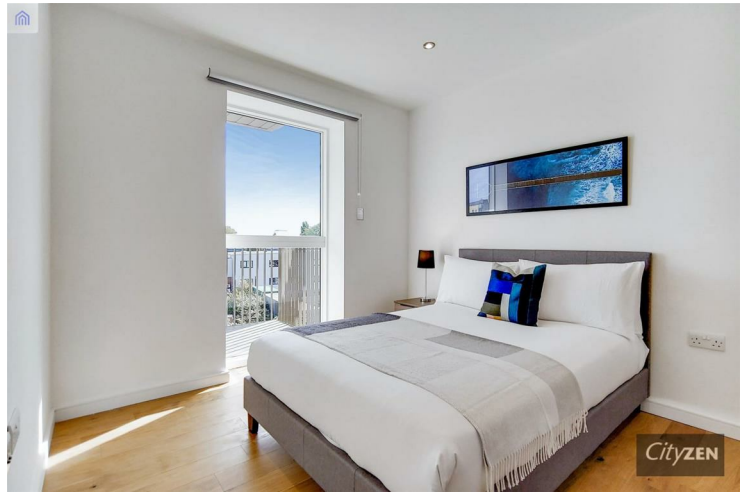
RECEPTION



EN-SUITE



KITCHEN



BEDROOM



BEDROOM



BATHROOM

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RECEPTION



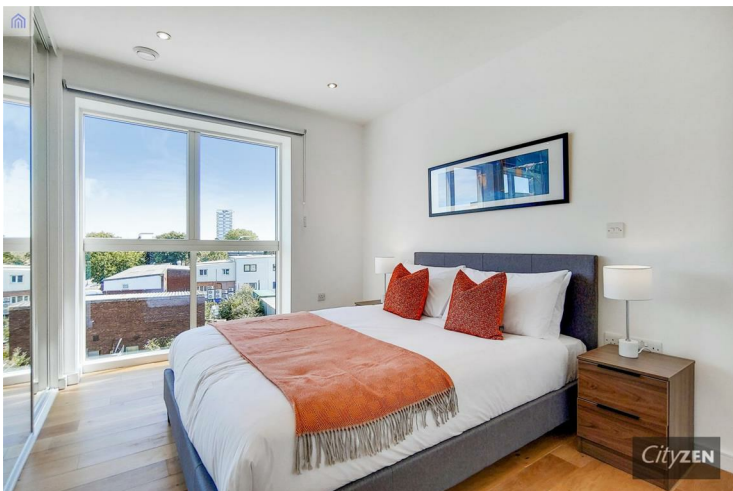
BEDROOM



KITCHEN



BEDROOM



BEDROOM



UTILITY CUPBOARD

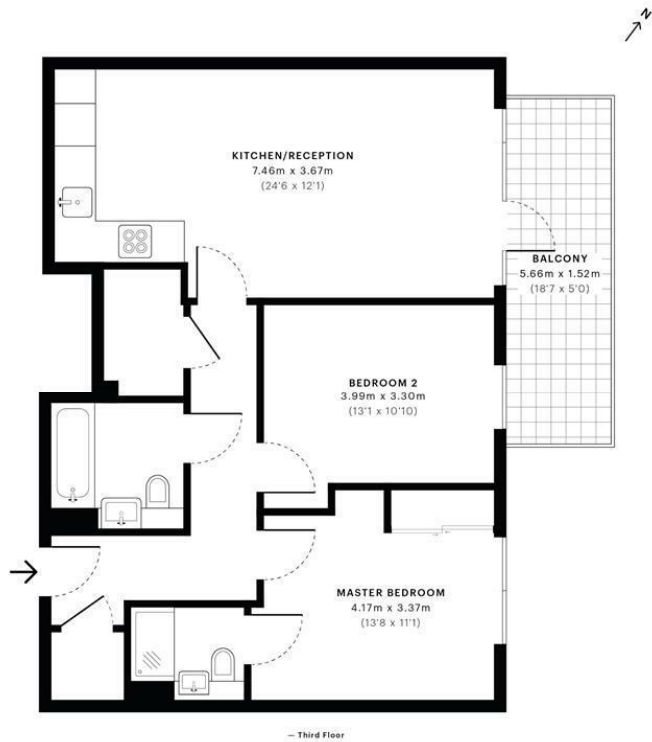
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DAWSON BUILDING



DAWSON BUILDING

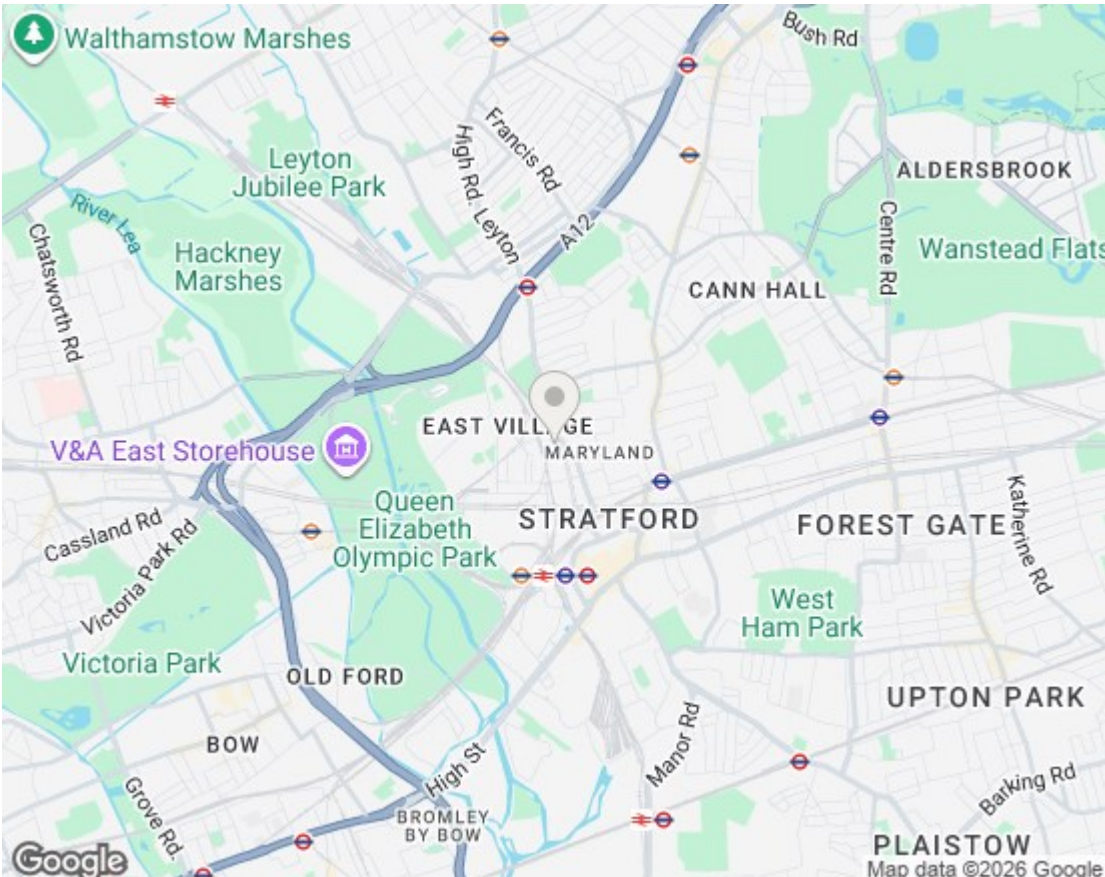


<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 73.11 sqm / 786.95 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes stairwells, restricted head height 68.40 sqm / 736.25 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 8.54 sqm / 91.92 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 81.60 sqm / 878.34 sqft  
IPMS 3C RESIDENTIAL: 73.42 sqm / 793.34 sqft

wrc id: 5f1ae524629350a3881accb



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.